



NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in "Guidelines for Completing National Register Forms" (National Register Bulletin 16). Complete each item by marking "X" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Knox Apartments, Cauthorn House, and Peachtree Road Apartments
Historic District
other names/site number Peachtree Commons

2. Location

street & number 2214-2230 Peachtree Road
city, town Atlanta (n/a) vicinity of
county Fulton **code** GA 121
state Georgia **code** GA **zip code** 30309

(n/a) not for publication

3. Classification

Ownership of Property:

- private
- public-local
- public-state
- public-federal

Category of Property:

- building(s)
- district
- site
- structure
- object

Number of Resources within Property:	<u>Contributing</u>	<u>Noncontributing</u>
buildings	4	0
sites	0	0
structures	0	2
objects	0	0
total	4	2

Contributing resources previously listed in the National Register: n/a

Name of previous listing: n/a

Name of related multiple property listing: n/a

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets the National Register criteria. () See continuation sheet.

Mark R. Edwards _____ February 9, 1998
Signature of certifying official Date

Mark R. Edwards
State Historic Preservation Officer

In my opinion, the property () meets () does not meet the National Register criteria. () See continuation sheet.

Signature of commenting or other official Date

State or Federal agency or bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register

Edson H. Beall 3.19.98

() determined eligible for the National Register _____

() determined not eligible for the National Register _____

() removed from the National Register _____

() other, explain: _____

() see continuation sheet _____

Keeper of the National Register Date

6. Function or Use

Historic Functions:

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling

Current Functions:

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling

7. Description

Architectural Classification:

LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival

Materials:

foundation	brick and concrete
walls	brick and concrete
roof	composition roofing and asphalt
other	n/a

Description of present and historic physical appearance:

The Knox Apartments, Cauthorn House, and Peachtree Road Apartments Historic District is situated on a ridge on the west side of Peachtree Road, between Biscayne Drive and Peachtree Memorial. The grounds slope westward towards Peachtree Creek. The district encompasses three historic apartment buildings and one historic single-family residence; landscaped lawn with mature hardwood trees; nonhistoric pond; and a nonhistoric retaining wall and entrance gate. Historically, the two apartment complexes and the single-family home were built separately during the settling of Peachtree Road by white middle-class residents during the early 20th century. In 1979, the buildings were purchased by developers and sold as condominiums within one complex, known as Peachtree Commons.

The Knox Apartments, built in 1927, is located on the southern end of the district. The apartment is a blond-brick, three-story building situated so that the narrow end of its long rectangular shape faces towards (east) Peachtree Road. The apartment building features elements of the garden-type apartment, as identified in *Atlanta's Lasting Landmarks* by the Atlanta Urban Design Commission in 1987. The Colonial Revival-style building features a flat roof, porches on each story, an emphasized cornice with a wide decorative trim, stone quoins and keystones, and paired nine-over-nine double-hung windows (see photos 3 and 4). The main entrances feature paired doors with Neoclassical treatments around the doors (see photo 5). Even though the apartment does not have a garden or courtyard, the separate porches for each apartment and rectangular form with detailed architectural features on the elevations are characteristic of the garden type. The building consists of 12 apartments.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7--Description

The Cauthorn House, built in 1921, is located just north of the Knox Apartments. The house predates the construction of the other apartment buildings within Peachtree Commons. The Cauthorn House is built in the Dutch Colonial Revival style and oriented towards Peachtree Road. The two-story brick building features a gambrel roof, pedimented front portico with classical columns, gable-end chimney, and six-over-six double-hung windows (see photo 6). Even though the house is included within the condominium complex, it functions as a single-family residence.

Located just north of the Cauthorn House are the Peachtree Road Apartments, built in 1927-1928, designed by Richard Kennon Perry (1890-1954). The Colonial Revival-style apartment buildings are characteristic of the garden-type apartment building, as identified in *Atlanta's Lasting Landmarks*. The Peachtree Road Apartments are two, three-story, blond-brick buildings situated to create a small garden or courtyard area (see photo 8). One apartment building is situated so that the narrow end of its long rectangular shape faces (east) Peachtree Road, similar to the Knox Apartments building. The second building, which is L-shaped, is situated just north of the first building to create a garden or courtyard space between the two buildings (see photo 9). Both buildings feature a flat roof; a wide stone frieze, stone quoins, stone beltcourses, porches, and paired six-over-six double-hung windows (refer to photo 8). Also, both buildings feature main entrances with High Victorian Gothic detailing around the doors and decorative round windows (see photo 10). The rectangular-shaped building features a three-story bay projection with windows, decorative brick work along the cornice, and arched windows (see photo 7). The rectangular building consists of 22 apartments and the L-shaped building consists of 19 apartments.

The setting within the district consists of the four buildings with equal setbacks; mature cedar, pecan, oak, magnolia, and willow trees; foundation plants and hedge rows; a parking lot; a retaining wall; a fish pond; and a front gate. The setting outside the National Register boundary historically consisted of early to mid-20th century single-family homes and apartment buildings. Currently, nonhistoric apartment buildings and commercial development surround the district.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria:

A B C D

Criteria Considerations (Exceptions): N/A

A B C D E F G

Areas of Significance (enter categories from instructions):

COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE

Period of Significance:

1921-1928

Significant Dates:

1921	Construction of the Cauthorn House.
1927	Construction of the Knox Apartment.
1927-1928	Construction of the Peachtree Road Apartments.

Significant Person(s):

n/a

Cultural Affiliation:

n/a

Architect(s)/Builder(s):

Richard Kennon Perry (1890-1954) Architect of the Peachtree Road Apartments.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8--Statement of Significance

Narrative statement of significance (areas of significance)

The Knox Apartments, Cauthorn House, and Peachtree Road Apartments Historic District is a collection of historic residential buildings which are now considered a single complex known as Peachtree Commons. The district encompasses three historic apartment buildings and one historic single-family residence; mature trees; a front gate and fence; a retaining wall; and a pond. The district is significant in the areas of community planning and development and architecture.

The district is significant in the area of community planning and development for its association to the construction boom of apartment buildings in Atlanta during the early 20th century. The first apartment buildings were constructed in Atlanta between 1899 and 1911. These early apartment buildings were constructed as a result of an increase in Atlanta's population between 1900 and 1910. The most significant construction boom of apartment buildings in Atlanta took place from the early 1920s to the early 1930s. According to the 1910 Atlanta City Directory, there were approximately 66 apartment buildings listed within in the city. In the 1930 Atlanta City Directory, approximately 785 apartment buildings are listed within the city.

As the population of Atlanta grew rapidly during the early part of the 20th century, the demand for white, middle-class housing increased. Many of the people moving to Atlanta during this time were associated with the business community and were attracted to multiple-family, upscale apartment buildings located just outside the city limits. The city limits were extended in 1931 to include the area of the district. The advances in technology, communications, and transportation during the early 20th century allowed for residential development to develop along major streets, such as Peachtree Road and Ponce de Leon Avenue, leading from the residentially developed downtown. The widening and paving of Peachtree Road c.1920 also provided incentive for the white, middle-class family with an automobile to settle along Peachtree Road. An article appearing in the *Atlanta Journal* in 1927 announced that Peachtree Road was the new center for apartment buildings in Atlanta. The Knox and Peachtree Road Apartments are representative of the residential development along Peachtree Road. Both buildings had all the modern conveniences of the era, including central heating, telephone service, and plumbing. The apartments were located close to restaurants, businesses, entertainment, and places of work. Also, both buildings provided parking for automobiles. The construction boom of apartment buildings along Peachtree Road ended in the early 1930s due to the Depression and the development of new suburbs north of the city.

The district is significant in the area of architecture for its excellent examples of single- and multiple-family residences. The Cauthorn House, built in 1921, is an excellent example of a single-family residence built in the Dutch Colonial Revival style. The side-gabled house is two stories and of brick construction. Character-defining features include a steeply-pitched continuous gambrel roof,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8--Statement of Significance

pedimented front portico with classical columns, and six-over-six double-hung windows (see photo 6). The Dutch Colonial Revival style was popular in Georgia's suburban neighborhoods during the 1920s and 1930s.

With the construction boom of apartment buildings during the early part of the 20th century, three distinct types of apartment buildings have been identified by the Atlanta Urban Design Commission in *Atlanta's Lasting Landmarks*, 1987. The earliest type is the hotel-type apartment building, patterned after hotels. This type was characterized by a central entry, long halls, and massive size. The hotel-type apartment building was never very popular in Atlanta. The Reid House, located at 1325 Peachtree Street, is the best example of this type in Atlanta. The Reid House, originally known as the Garrison Apartments, was built in 1924-1926 and designed in the Colonial Revival style by Philip Shutze. The Reid House was listed on the National Register of Historic Places January 29, 1979. The county home-type and garden-type apartment buildings were constructed in Atlanta during the early 20th century. The county home-type apartment building was constructed to reflect a single-family residence. One of the best examples in Atlanta is located within the Ansley Park Historic District, listed on the National Register of Historic Places on April 20, 1979. The Villa Apartments building, built 1925, was designed by Philip Shutze in the Beaux-Arts Classicism style (see attachment A).

The garden-type apartment building features two- or three-story, free-standing buildings set back from the street. The buildings are situated in a way to create a garden or courtyard located between the buildings. Each apartment has its own separate entrance/porch opening onto the courtyard. Garden-type apartments are characterized by the apartment filling the whole building's depth, flat roofs, symmetrical window placements, feature distinct front and back sides, and parking provided in the rear. The Knox Apartments feature garden-type elements with its flat roof, porches on each story, an emphasized cornice with a wide decorative trim, stone quoins and keystones, and symmetrical paired nine-over-nine double-hung windows. The Peachtree Road Apartments buildings are an excellent example of the garden-type apartment building (see photo 8). One apartment building is situated with so that the narrow end of its long rectangular shape faces (east) Peachtree Road, similar to the Knox Apartments building. The second building, which is L-shaped, is situated just north of the first building creating a garden or courtyard space between the two buildings (see photo 9). Both buildings feature a flat roof, a wide stone frieze, stone quoins, stone beltcourses, porches, and paired six-over-six double-hung windows (refer photo 8). Also, both buildings feature main entrances with High Victorian Gothic detailing around the doors and decorative round windows (see photo 10). The rectangular-shaped building features a three-story bay projection with windows, decorative brick work along the cornice, and arched windows (see photo 7).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8--Statement of Significance

The district is also significant under architecture for its association to Richard Kennon Perry (1890-1954). Perry was born in Alabama and attended Alabama Polytechnic Institute. During his career he worked with several Atlanta architectural firms: Haralson Bleckley, Edward E. Dougherty, Robert and Company, and Copper and Cooper. Perry designed the Peachtree Road Apartments in 1927-1928, the only two apartment buildings in Atlanta designed by him. Another notable building associated with Perry in Atlanta is The Academy of Medicine (1941), listed on the National Register of Historic Places on April 30, 1980.

National Register Criteria

The Knox Apartments, Cauthorn House, and Peachtree Road Apartments Historic District is eligible under National Register Criterion A for its association to the apartment building construction boom in Atlanta during the early 20th century and under National Register Criterion C for its excellent examples of single- and multiple-family residences.

Criteria Considerations (if applicable)

n/a

Period of significance (justification)

The period of significance for the district is from 1921, the construction date for the Cauthorn House, to 1928, the construction date for the Peachtree Road Apartments.

Contributing/Noncontributing Resources (explanation, if necessary)

The four contributing resources within the district consist of three historic apartment buildings and one single-family residence. The two noncontributing structures are the fish pond and fence with entrance gate.

Developmental history/historic context (if appropriate)

The four buildings which comprise the proposed historic district serve as an interesting visual essay on the rapid growth of Atlanta in the 1920s. The first building constructed in the district is the Cauthorn House at 2218 Peachtree Road, built in 1921 by Mr. Edward Cauthorn, a grandson of Mr. Jere Goldsmith. Interestingly, Mr. Cauthorn's house was a small version of his aunt's, Mrs. Paul Goldsmith, house which was located nearby on Peachtree Road. The Goldsmith house was said to have attracted a great deal of attention because it was the first Dutch Colonial style home in Atlanta.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8--Statement of Significance

In 1927, Mr. & Mrs. John Knox built a three-story apartment building at 2214 Peachtree Road on land which was once part of her grandfather's (Mr. Goldsmith's) estate. The marriage of Mariana Goldsmith and John Knox (son of Fitzhugh Knox) represented the merger of two of Atlanta's most prominent apartment building families. The Knox Apartments at 2214 Peachtree Road feature elements of the garden-type apartment building. It was designed to be compatible in scale and character with the surrounding residential neighborhood.

The two buildings constructed by Mr. & Mrs. Humphrey Wager built at 2222 and 2230 Peachtree Road in 1928 are an example of the garden-type apartment building which surrounds a central garden or courtyard. When the Wagers advertised in the May 17, 1928 issue of *Manufacturer's Record Magazine*, they mentioned that the apartment buildings were designed by R. Kennon Perry, Architect. Known for his mastery of various revival styles, Perry designed several homes in Newnan (the Parrot House, the Banks House (now demolished), and the Thomasons House on Jackson Street).

In the 1920s, the district area along Peachtree Road was on the outskirts of the City of Atlanta. Only after the area was incorporated into the city in 1931 did the trolley line extend to the apartments. Interestingly, according to the Sanborn maps the apartments originally had parking provided for automobiles towards the rear of the buildings. The district was built at a time of the emerging importance of the automobile and northward expansion of Atlanta. As property values rose within the city, the business district expanded. This combined with easy transportation, via streetcar lines, and the increasing popularity of the automobile, encouraged people to build their homes further out of town. Multi-family apartment buildings became popular within the city and the suburbs.

The Knox Apartments and Peachtree Road Apartments are excellent examples of the multiple-family apartment buildings constructed in Atlanta during the construction boom years. The apartments had all the modern conveniences of the era, including central heating and plumbing. According to the city directories, some renters even had telephone service installed. In 1928, the first year that the Knox Apartments appeared in the Atlanta City Directories, two people, Wayne Martin, the Secretary of Bell, Speas, & Company and Lamar Ball, managing editor of *The Georgian*, had telephones. The owner of the Cauthorn House, Edward Cauthorn, was the Secretary-Treasurer for the Thompson-Cauthorn Motor Company, had a telephone. Even though every apartment did not have a phone service, the apartments were very nice according to the standards of the time, as shown in the following February 28, 1928 Atlanta Constitution classified advertisements:

See the new 2230 Peachtree Road Apartments. E.P. Thomas Realty Company. 2230-5 room; living room, 2 bedrooms, dining room, kitchen and tile bath, large front porch. Very desirable. \$92.50. 2222 - Ready September 1. 1 bedroom, living room, dining, kitchen, bath and porch. \$75-85.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8--Statement of Significance

By the September 2, 1928 issue of the classified section from the Atlanta Constitution, the ad by E.P. Thomas stated the following:

2222 Peachtree Road New Apartment, ready September 1. Four rooms with sun parlor & porches. Electric equipment throughout. \$75-\$85. 2230 Peachtree Road 1 + 2 bedroom apartments, electric stove & refrigeration. This is a new building. \$77.50-\$92.50

These advertisements help to build the populaity of apartment-building living in Atlanta. The city directories of 1929 were the first to include the Peachtree Road Apartments. The new apartments were largely inhabited by the following groups of people: small business owners; managers; and salesmen. As mentioned, the owners and developers of both sets of apartments, John and Mariana Knox and Humphrey and Mell Wager, lived in their apartment buildings. The apartments were clearly for upper-middle class professional people who enjoyed living near the city in the best surroundings that their money could buy. In the early 1930s, the construction of the apartment buildings slowed due to the Great Depression and the area had become hight developed

The 1950s and 1960s brought changes in attitudes toward property and changes in ownership. By the early 1960s, Bailey-Johnson Heights owned the apartments and bought the house from real estate developer W.F. Winecoff, Jr. By 1979, the property had changed hands to Considine Enterprises Incorporated, who made the apartments and the house into condominiums and renamed them Peachtree Commons.

9. Major Bibliographic References

Atlanta City Directories, 1921, 1928, 1929, 1930, 1940, 1950, and 1960.

Atlanta Urban Design Commission, Atlanta's Lasting Landmarks, Atlanta: Atlanta Urban Design Commission, 1987.

Edmonds, Richard H., ed., Manufacturer's Record. Baltimore: Manufacturer's Record Publishing Company, 1928-1929.

Fulton County Deeds including the following: Book 7498, pg. 221, Amended & Restated Declaration of Condominium for Peachtree Commons Condominiums 2; Book 7370, pg. 1, Declaration of Condominium 1; Book 7399, pg. 456, Warranty Deed; Book 4140, pg. 423, Right of way easement; Book 3939, pg. 85, Sewer Easement; Book 1586, pg. 447, Sewer Easement; Book 3657, pg. 221, Warranty Deed; and Book 666, pg. 317, Warranty Deed.

Garrett, Franklin M., Atlanta and Environs: A chronicle of Its People and Events, Volume 2. New York: Lewis Historical Publishing Company, 1954.

Howell, Clark, ed. "Classified," Atlanta Constitution, Atlanta: Constitution Publishing Company, February 28, 1928, July 22, 1928, and September 2, 1928.

Sanborn Fire Insurance Maps, Map 658, Chadwyck-Healy Inc., 1931-1932.

INTERVIEWS AND SITE VISITS

Maurie Van Buren and Kim Hinder conducted site visit, 2.5.1992.

Kim Hinder contacted Ken Thomas at State Office of Historic Preservation, 2.21.1992.

Kim Hinder contacted research specialist at American Institute of Architects, 2.21.92.

Kim Hinder contacted Susan Gwinner at Atlanta Urban Design Commission, 2.21.92.

Maurie Van Buren conducted telephone interview of David Owen Savini (worked with Kennon Perry), 3.17.92.

Maurie Van Buren conducted telephone interview of John Dodson (worked with Kennon Perry), 3.17.92.

Maurie Van Buren conducted telephone interview of Alienne Goldsmith, 3.26.92.

Maurie Van Buren conducted telephone interview of Mrs. Leonard Eager (formerly Mrs. John Knox), 3.27.92.

Maurie Van Buren conducted telephone interview of John S. Knox, Jr., 3.27.92.

Maurie Van Buren conducted telephone interview of Frank Winecoff, Jr., 3.27.92.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 9--Major Bibliographic References

Previous documentation on file (NPS): (n/a) N/A

- preliminary determination of individual listing (36 CFR 67) has been requested**
- preliminary determination of individual listing (36 CFR 67) has been issued
date issued:**
- previously listed in the National Register**
- previously determined eligible by the National Register**
- designated a National Historic Landmark**
- recorded by Historic American Buildings Survey #**
- recorded by Historic American Engineering Record #**

Primary location of additional data:

- State historic preservation office**
- Other State Agency**
- Federal agency**
- Local government**
- University**
- Other, Specify Repository:**

Georgia Historic Resources Survey Number (if assigned): n/a

10. Geographical Data

Acreege of Property Approximately 2 acres.

UTM References

A)	Zone 16	Easting 741480	Northing 3744520
B)	Zone 16	Easting 741440	Northing 3744460
C)	Zone 16	Easting 741330	Northing 3744500
D)	Zone 16	Easting 741350	Northing 3744580

Verbal Boundary Description

The Knox Apartments, Cauthorn House, and Peachtree Road Apartments Historic District is indicated on the attached tax map with a heavy black line.

Boundary Justification

The Knox Apartments, Cauthorn House, and Peachtree Road Apartments Historic District encompasses the contiguous historic resources associated with the early 20th century residential development along Peachtree Road in the City of Atlanta.

11. Form Prepared By

State Historic Preservation Office

name/title Amy Pallante/National Register Specialist
organization Historic Preservation Division, Georgia Department of Natural Resources
street & number 500 The Healey Building, 57 Forsyth Street
city or town Atlanta **state** Georgia **zip code** 30303
telephone (404) 656-2840 **date** February 1998

Consulting Services/Technical Assistance (if applicable) () not applicable

name/title Maurie Van Buren, consultant and Kim Hinder, intern.
organization Historic Preservation Consulting
street and number 40 Clarendon Ave.
city or town Avondale Estates **state** GA **zip code** 30002
telephone (770) 297-1850

(x) **consultant**
() **regional development center preservation planner**
() **other:**

(HPD form version 02-24-97)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Photographs

Name of Property: Knox Apartments, Cauthorn House, and Peachtree Road Apartments
Historic District
City or Vicinity: Atlanta
County: Fulton
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: March 1997

Description of Photograph(s):

- 1 of 11 View of the district from Peachtree Road; photographer facing southwest.
- 2 of 11 View of the district from Peachtree Road; photographer facing northwest.
- 3 of 11 View of the southern facade and porches of Knox Apartments; photographer facing northeast.
- 4 of 11 Detail view of porches; photographer facing west.
- 5 of 11 Detail view of a entrance to the Knox Apartments; photographer facing north.
- 6 of 11 View of the Cauthorn House; photographer facing west.
- 7 of 11 View of the rectangular building of Peachtree Road Apartments; photographer facing west.
- 8 of 11 View of garden or courtyard of the Peachtree Road Apartments; photographer facing northwest.
- 9 of 11 Detail view of garden or courtyard of the apartments; photographer facing west.
- 10 of 11 Detail view of entrance to the apartments; photographer facing south.
- 11 of 11 View of the Peachtree Road Apartments from the parking lot; photographer facing northeast.

Attachment A

Knox Apartments, Cauthorn House, and Peachtree Road Apartments Historic District
Atlanta, Fulton County, GA.

The Villa Apartments located within the Ansley Park Historic District



NATIONAL REGISTER SITE MAP AND PHOTO KEY

Knox Apartments, Cauthorn House, and
 Peachtree Road Apartments Historic District
 Atlanta, Fulton Co., Georgia
 Not to Scale

- = Contributing resource
- = Noncontributing resource
- ⊙ = Photo number and direction

